

APPEALS DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 2024

1	ENTERED IN OBJECTORS BOOK	/
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	ENTERED IN PLANAPS: I.E.:	/
	APPEALS DECISION A P	✓
	CHANGE STATUS b2	✓
	APPEALS DATE 17/8/92	✓
5	COPY OF DECISION FOR WEEKLY LIST (MARY/LAURA)	/
6	DECISION CIRCULATED TO LISTED PERSONS	/
7	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
8	TO L. DOYLE FOR NOTING	
9		
10		

CHANGE STATUS IN PLANAPS:

REFUSAL.....55
 GRANT.....62
 WITHDRAWN.....54
 CONDITIONS.....53

NEW APPEALS

9

NEW APPEALS

APPEALS CHECK LIST

REG. REF. NO. 91A 2024

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN APPEALS INDEX	✓
5	ENTER PAGE No. OF APPEALS REGISTER IN OBJECTORS REGISTER	✓
6	Appeal Notified: 3/13/92	✓
	ENTER IN PLANAPS Appeal Type/Appellant Type: B	✓
	Bord Pleanal Ref: 88333	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
8	OBJECTORS NOTIFIED	✓
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES/NO Circ. TO (1) RDS (2) SAN SER.	YES
10	OBS Regd.	
11		



Bloc 2, Ionad Bheith na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 91A/2024

Date : 3rd April 1992

Dear Sir/Madam,

Development : Extension and alterations consisting of a) new restaurant/lounge, b) new toilets, c) conversion of stores to kitchen incorporating new pitched roof, d) new fire escape and fire doors, e) new signage

LOCATION : The Firhouse Inn, Firhouse Road

Applicant : Mr. & Mrs. H. Morton

App. Type : PERMISSION

I wish to inform you that an appeal has been lodged with An Bord Pleanala against the Council's decision to GRANT PERMISSION .

All further correspondence in relation to this appeal should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011).

Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of £30.

Yours faithfully,

.....
.....

for PRINCIPAL OFFICER

Mrs. Doyle & Mrs. Lawlor,
1&2 Mount Carmel Park,
Firhouse.



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreacha, Nach,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 91A/2024

Date : 20th February 1992

Dear Sir/Madam,

Development : Extension and alterations consisting of a) new restaurant/lounge, b) new toilets, c) conversion of stores to kitchen incorporating new pitched roof, d) new fire escape and fire doors, e) new signage

LOCATION : The Firhouse Inn, Firhouse Road

Applicant : Mr. & Mrs. H. Morton

App. Type : PERMISSION

I wish to inform you that by order dated 18.02.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

Mrs. Doyle & Mrs. Lawlor,
1&2 Mount Carmel Park,
Firhouse.



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach, Tacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 91A/2024

Date : 20th February 1992

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

Yours faithfully,

L. D.
.....

FOR PRINCIPAL OFFICER

1 & 2 Mount Carmel Park
Firhouse
Dublin 24

PM

22nd January 1992

To
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

1401

27 JAN 92

RH
28/1

With regard to planning reference number 91/A 2024 and Mr and Mrs H. Morton
The Firhouse Inn

Dear Sirs

It was with unbelief that I learned that the recent application to upgrade the Firhouse Inn, submitted by Mr and Mrs H. Morton, (the owners) was turned down by the "Planning Department". In view of thirty years of mis-management, neglect and down-right vandalism, perpetrated by the Dublin County Council and "The Planners" which has been most detrimental to the aesthetic quality of the area which is in front of my home. (The Inn incidentally, is about fifty yards to my front/right). With the proposed raising of the road to facilitate the fly-over, which means a high graded bank now to be put in front of me, I feel that the Mortons' proposal and plans would enhance the area which is so adjacent to my home. It would be pleasing to the eye so unlike any efforts the "Planners" have managed to come up with. I have no hesitation in supporting the Mortons in their revised application to upgrade the Firhouse Inn and improve this area.

Yours truly,

(Mrs) Maura Doyle No. 1.
MRS MAURA DOYLE
(Mrs) Gretta Lawlor No 2
MRS GRETTA LAWLOR

FILE REF: 91A 2024

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
---------	----------	-----------------------	----------

BELGARD
H + P
28/1/92

- ① Cllr Harrison Rec Perm to be Granted
- ② Cllr Cass - Rec Refusal unless Roads Situation is improved
- ③ Cllr Muldon - Noted
- ④ Cllr Shetter - Rec Perm to be Granted if Roads issues are resolved
- ⑤ - Cllr O'Rourke - Rec to be Granted

③ _____

④ Supports -
Principle
Sympathy with
owners
Like to know what
Roads Report will be

④ - Smaller version of prev application
Good dev., feels applicants have taken on
board concerns of Planning + Rd's Dept
Doubts if there will be much more traffic

② Will to be knocked down
Bus stop beside this?
Ballycullen rd - exit to Fushine rd
Both proposed exits off a steep gradient
Don't want roads use intensified

PLANNING APPLICATION FEES

Reg. Ref... 91A/2024 Cert. No. 27489 ...
 PROPOSAL... Extension of alterations to provide large Restaurant + signage
 LOCATION... The Firhouse Inn, Firhouse Road D.24 ...
 APPLICANT... H. Morton

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m ² in excess of 300m ² . Min. £40				
4	Metres <u>167.0</u>	@£1.75 per m ² or £40	<u>£292.25</u>	<u>£292.25</u>		
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres <u>33.0^m</u>	@£10 per m ² or £40	<u>£330</u>	<u>✓</u>	<u>£330</u>	<u>£330.00 paid 6/2/92 - 257685</u>
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade 2/1/92 Date 6/1/92
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade £.0 Date 2/1/92
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *91K/2024*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *1798 ft² J.Y. 6/1/92*

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

*449 1/2
1349 1/2
6/1/92
J.Y.*

STP:
$$\frac{1798 \times 750}{1000} = 1348.50$$

Say 2 1349

DEVELOPMENT CONTROL ASSISTANT GRADE

*RDS: 2 11,000 - see Rds Dept
Report dated 20/1/92*

12/2/92

DUB. / S. P/4487/92

FINANCIAL CONTRIBUTION	
AMOUNT £	
F	

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

STO. 21349
200. 27300
(12 5/16)

Prop. extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors, (e) new signage at The Firhouse Inn, Firhouse Road for Mr. & Mrs. H. Morton.
By order P/738/92 dated 18/02/92 the Council made a decision to grant permission for this proposal. On Appeal, An Bord Pleanála made the following order on 17th August, 1992:-

PL6/5/88333

EW-540

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/2024

APPEAL by H. Morton care of Dan Gallery of Kensington Hall, Grove Park, Rathmines, Dublin against the decision made on the 18th day of February, 1992 by the Council of the County of Dublin to grant subject to conditions a permission for development comprising extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors and (e) new signage at The Firhouse Inn, Firhouse Road, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the intensification of use of this public house site brought about by the addition of a restaurant will not give rise to an undue increase in traffic hazard or congestion in the area and subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development will improve the appearance of the building and complement the existing use.

SECOND SCHEDULE

1. Prior to the commencement of development, a car park layout shall be submitted to and agreed with the planning authority, which shall provide for access/egress between Firhouse Stores and Firhouse Inn and egress only to the east (Mount Carmel Park), and to include egress details, markings, lighting and landscaping.

Reason: In the interest of traffic management.

Dunn

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

PL 6/5/88333

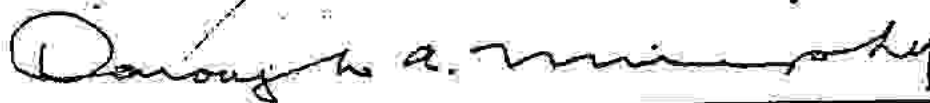
SECOND SCHEDULE (CONTD.)

2. Before development is commenced, the developer shall pay to Dublin County Council a financial contribution towards the cost of five additional off-street parking spaces which will be made available at the time of the construction of the Southern Cross Route. The amount of the contribution shall be calculated on the basis of the standard rate per car space, and the time and method of payment shall be as agreed between the developer and the said Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards road works which facilitate the proposed development.

3. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of a public water supply and piped drainage in the area which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the said Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the said Council in the provision of a public water supply and piped drainage in the area which will facilitate the proposed development.



Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 17th day of August,

1992.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

PL6/5/88333

AN BORD PLEANÁLA


LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/2024

With regard to Condition No. 2 the financial contribution towards the provision of five additional off-street parking spaces is assessed at £3,500.00.

With regard to Condition No. 3 the financial contribution towards the provision of water supplies and sewerage facilities is assessed at £1,349.00.

Order Noted: <u>LD</u>	
Dated <u>21st</u> SEP 1992	ASSISTANT COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated <u>7th</u> day of <u>Sep.</u> 19 <u>92</u>	

COMHAIRLE CHONTAE ATHA CLIATH

TO: R. Brady
Bonds & Contributions.

REG. REF. 91A/2024

RE: Proposed extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen, incorporating new pitched roof, (d) new fire escapes and fire doors, (e) other ancillary space, (f) new signage at The Firhouse Inn, Firhouse Road for Mr. & Mrs. H. Morton.

I attach for your observations memo/letter dated 3rd July, 1992 from An Bord Pleanala.

Please reply before: 23rd July, 1992


for Principal Officer

DATED: 9 July 1992

OBSERVATIONS:

Re: Condition 1004 The financial contribution required by Condition 1004 in the sum of £1349 is assessed at the rate of £750 per 1000 sq ft of the proposed (additional floor area only). This rate is applicable to all such proposals in the Council's administrative area. The area of the proposed is measured by the Council as 1798 sq ft.

Condition 1005 refer to roads

Signature of person making observations:



Countersigned:


(S.E.D.C.)

DATE:

9/7/92

DATE:

D Brody
EOD



Bosca 174,
P.O. Box 174,
46/49 Sraid O'Connell Uacht,
46/49 Upper O'Connell Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 727777
Fax (01) 725782

Attention: Les Doyle.

Mr. Al Smith,
Appeals Section,
Planning Section.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.

22 JUL 1992

RECEIVED

Our Ref.

Your Ref. 21.7.92.

Date

DEVELOPMENT
23 JUL 1992
CONTROL

RE: Contribution in relation to Condition No. 5 of

Reg. Ref: 91A/2024.

Further to letter of 27th April, 1992 in relation to the above I wish to state that (a) The works amounting to £7,500 are directly related to the public house car parking as proposed on Dwg. No. F44/07. These works as per letter of 27th April details a realignment of Mt. Carmel roadway to provide for the two car spaces shown there. Retaining wall, kerbing and drainage are also required to provide for the three spaces shown adjacent the Firhouse Road. The retaining wall is necessary as these spaces are at the end of the proposed embankment to rise the Firhouse road over the S.C.R. The contribution is not related to the S.C.R. in any shape or form. It must, however, take into account works which are necessary to allow it to be accommodated with future Road Plans.

The costings of £700 per space is merely the cost of surfacing a parking space. It does not take into account land costs, drainage costs, kerbing etc.

Because of the above the Roads Department require the contribution to be £11,000 as stated. This is the cost to provide the 5 spaces as shown on lands outside the applicant's ownership on Dwg. No. F 44/07.

In relation to Condition 7 the Roads Department attitude is as expressed in report of 30th Jan'92, which favours exit to Mt. Carmel Park.

E. Madden

E. Madden,
A/S.E.E.,
Roads Planning Division.

EM/BMcC

John Henry,
Senior Engineer,
Roads Department.

Our Ref: 91A/2024

9 July 1992

Re: Proposed extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen, incorporating new pitched roof, (d) new fire escapes and fire doors, (e) other ancillary space, (f) new signage at The Firhouse Inn, Firhouse Road for Mr. & Mrs. H. Morton.

Dear Sir,

I attach copy of correspondence from An Bord Pleanála dated 3rd July, 1992 in regard to the above.

I should be most obliged to received your comments on same before 23rd July, 1992.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF LES DOYLE

Yours faithfully,

L. D.
for Principal Officer.



Bosca 174
P. O. Box 174
46/49 Sraid O'Connell Uacht,
46/49 Upper O'Connell Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01) 727434

Mr. A. Smith,
P. O.,
Planning Department.

Our Ref. BM/DF

Your Ref.

Date 27/5/92

91A/202A

For the attention of: Mr. L. Doyle.

Re: Proposed Extension and Alteration consisting of (a) new Restaurant/Lounge (b) New Toilets (c) Conversion of Stores to Kitchen incorporation New Pitched Roof (d) New Fire Escape and Fire Doors (e) New Signage at The Firhouse Inn, Firhouse Road for Mr. & Mrs. H. Morton.

Thank you for the letter dated 8/3/92 with enclosures.

The Firhouse Inn is a long established building which originally was served by a septic tank. The presence of such a system would severely curtail the physical potential for development within the site irrespective of any capacity limitation. The Firhouse Inn is now connected to a small Council Estate which prior to the construction of the Dodder Valley Sewer in 1972, was served by a small treatment plant of limited capacity. The Firhouse Inn would have been permitted a connection to the Housing System as an existing premises at the time the Dodder Valley Sewer was commissioned and as an existing premises no development charges would have applied.

Provision of the Dodder Valley System removed the limitation on the foul sewer capacity available, and also permitted expansion within the site since the physical restraints imposed by a septic tank were removed.

The Council were able to grant permission for extended buildings which included for more intensive use such as a Restaurant and business activity by reason of improved sewer capacity. The sum required for development charges by the Planning Authority with respect to the site itself and in comparison with the amounts other developers are required to pay is modest.


B. Morris,
A/S.E.E.

Endorsed:


F. G. Coffey,
Senior Engineer.

CCMH

E04



P.O. Box 174.
Bosca 174.
46 / 49 Sraid O'Connail Uacht.
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone. (01)727777.
Fax. (01)727434

Attention: L. Doyle.

Mr. Al Smith,
Principal Officer,
Planning Department.

RECEIVED
29 APR 92
DUBLIN COUNTY COUNCIL
PLANNING

DEVELOPMENT
- 1 MAY 1992
CONTROL

Our Ref.
Your Ref. 91A/2024.
Date 27.4.92.

RE: Contribution on Condition No. 5 - 91A/2024.

The contribution is based on the cost to be incurred in the provision of the 5 car parking spaces to the pub itself at Mount Carmel. Associated with this is also a retaining structure adjacent the Firhouse road as the road will be rising to cross the Southern Cross Route (it's embankment is shown on Drawing No. P44/07 submitted 20th December, 1991). Also included is the revision of the Mount Carmel Park access road junction.

Realignment of Mt. Carmel 100m ² new carriageway @ £40.00 per m ²	= £ 4,000
Drainage 2 new gullies and connections @ £400 per	800
Kerbing 100m kerbing @ £15 per m.	1,500
Retaining wall (225m solid block wall & foundation) 15 lin m @ £80	1,200
Parking 5 No. parking spaces @ £700 per space	3,500
	<u>£11,000</u>

E. Madden

E. Madden,
A/Senior Executive Engineer,
Roads Planning Department.

EM/BMcC

Dan Gallery (Architects),
Kensington Hall,
Grove Park,
Rathaines,
Dublin 6.

Our Ref. ND/GC
Date; 28/4/92

Re; Extensions - alterations consisting of a) new restaurant/lounge
b) new toilets c) conversion of stores to kitchen incorporating new pitched roof,
d) new fire escape and fire doors, e) new signage at The Firhouse Inn,
Firhouse Road, for Mr. & Mrs. H. Morton. Reg.Ref. 91A/2024

Dear Sir,

I refer to your letter dated 8/4/92 requesting a refund of part of planning application fee paid in respect of the above application.

Article 10 Subarticle (2C) of the Local Government (Planning and Development) (Fees) Regulations 1984 provides that in order to qualify for a refund the period between the withdrawal or determination of the first application and the making of the subsequent application must not exceed 12 months.

As the subsequent application (Reg. Ref. 91A/2024) was lodged on 20/12/91 and the first application (Reg. Ref. 91A/1285) has not yet been determined, the above condition cannot be satisfied and accordingly no refund can be made on foot of this claim.

Yours faithfully,


for PRINCIPAL OFFICER

KENSINGTON HALL,
GROVE PARK, RATHMINES,
DUBLIN 6.

TEL: 01-961215
01-961219
FAX: 01-973335

DAN GALLERY, B. Arch., MRIAI, RIBA.

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
DUBLIN 1

8th April 1992

RE: Refund of Planning Fee
The Firhouse Inn - Mr. and Mrs. Morton
Reg. Ref. 91A/2024

Dear Sirs,

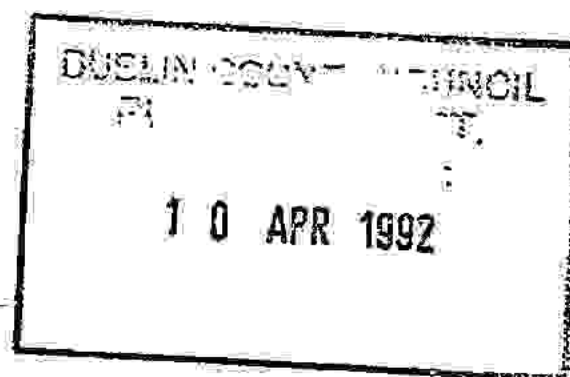
We wish to apply, on behalf of our Client Mr. and Mrs. H. Morton, in accordance with Section 10 of the Local Government (Planning and Development) (Fees) Regulations 1984 S.I. No. 358 of 1984 for a refund of the planning fee paid in respect of the above application. The details are as follows:-

- a. The original application reg. ref. 91A/1285 (lodged on 2.8.91) was refused by the Planning Authority and is currently on appeal.
- b. The Applicant, due to commercial pressure, had no choice but to lodge a second application for a reduced scale of development Reg. Ref. 91A/2024 lodged 20th December 1991. A decision to Grant was issued on 18th February 1992. This Decision was appealed due to some unacceptable conditions.
- c. The total fee paid in respect of the second application (91A/2024) was £622.25 in two stages £292.25 on lodgement and £330.00 on 5th February 1992 on foot of your letter dated 7th January 1992.

We feel this case is within the provisions of Section 10 and would accordingly claim a refund of $\frac{3}{4}$ of £622.25.

Yours faithfully,


DAN GALLERY



Mr. John Henry,
Senior Engineer,
Roads Department,
Dublin County Council.

Our Ref: 91A/2024

8 April 1992

RE: Proposed extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors, (e) new signage at The Firhouse Inn, Firhouse Road for Mr. & Mrs. H. Morton.

I refer to the above decision made by the County Council on 18th February, 1992, copy enclosed herewith, and to Condition No. 5 that requires a financial contribution in the sum of £11,000.00, towards the cost of road improvements in the area.

This application is the subject to an appeal to An Bord Pleanala in respect of Condition No. 4, 5 & 7.

By letter dated 26th March, 1992, copy attached, An Bord Pleanala have requested that the Planning Authority submit a detailed report in support of the contribution which is the subject of the appeal.

Would you please arrange to let me have your observations in this regard and any other observations you may wish to make, before 22nd April, 1992.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF MR. L. DOYLE, APPEALS.

L.D.
for Principal Officer

Mr. Barry Morris,
Senior Engineer,
Sanitary Services Department,
Dublin County Council.

Our Ref: 91A/2024

8 April 1992

RE: Proposed extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors, (e) new signage at The Firhouse Inn, Firhouse Road for Mr. & Mrs. H. Morton.

I refer to the above decision made by the County Council on 18th February, 1992, copy enclosed herewith, and to Condition No. 4 that requires a financial contribution in the sum of £1349.00, towards the cost of provision of public services in the area.

This application is the subject to an appeal to An Bord Pleanala in respect of Condition No. 4, 5 & 7.

By letter dated 26th March, 1992, copy attached, An Bord Pleanala have requested that the Planning Authority submit a detailed report in support of the contribution which is the subject of the appeal.

Would you please arrange to let me have your observations in this regard and any other observations you may wish to make, before 22nd April, 1992.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF MR. L. DOYLE, APPEALS.



for Principal Officer

P/738/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

CONTRIBUTION:
Standard: 1349
Roads: 11,000
Sers:
Open Space:
Other:
SECURITY:
Bond / C.I.F. <i>[Signature]</i>
Tax:

Register Reference : 91A/2024

Date Received : 20th December 1991 *11/12*

Correspondence : Dan Gallery Architect,
 Name and : Kensington Hall,
 Address : Grove Park,
 Rathmines,
 Dublin 6

Development : Extension and alterations consisting of a) new restaurant/lounge, b) new toilets, c) conversion of stores to kitchen incorporating new pitched roof, d) new fire escape and fire doors, e) new signage

Location : The Firhouse Inn, Firhouse Road

Applicant : Mr. & Mrs. H. Morton

App. Type : Permission

Zoning : 'G'

Floor Area : 167 Sq.metres

(GB/BB)

Report of Dublin Planning Officer dated 17th January, 1992.

This is an application for PERMISSION for extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors (e) new signage at The Firhouse Inn, Firhouse Road, for Mr. H. Morton.

The property is zoned 'G' in the Development Plan - "to protect and improve high amenity areas". The surrounding zoning is primarily residential, with the objective to improve and protect residential amenity.

PLANNING HISTORY

By Order No. PL 6/5/47038, dated 11th April, 1980, Reg. Ref. SA. 467, permission was refused to a two storey office development on the site.

By Order No. PL 6/5/58573, dated 16th September, 1983, Reg. Ref. WA. 1667,

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2024

Page No: 0002

Location: The Firhouse Inn, Firhouse Road

permission was refused for a shop and office development on the site.

By Order No. P/4373/85, dated 12th December, 1985, Reg. Ref. 85A/1346, permission was refused for retention of an advertising hoarding. Appeal was refused by An Bord Pleanála, PL 6/5/70660, on 15th April, 1991.

By Order No. P/3600/89, dated 29th September, 1986, permission was granted for reconstruction of an extension to Bookmakers Premises on this site, Reg. Ref. 86A/1121. This was not built.

By order No. P/2452/87, dated 17th July, 1987, Reg. Ref. No. 87A/420, Material Contravention of the 1983 County Development Plan was approved to permit demolition of the existing Bookmakers shop and offices and replacement with a commercial development of 235 sq. metres. The proposed development included two shops and office space. This development was built and a site visit on 26th September, 1991, suggests that the current use is three shops and a residence.

By Order No. P/5664/91, dated 11.12.1991, Reg. Ref. 91A/1285, permission was refused for a 273 sq. metre extension incorporating restaurant/lounge/toilets/conversion of stores to kitchen/fire escape/signage/other ancillary space. It was considered that the car parking space be limited to accommodate the proposal. This application is on appeal.

The current proposal is for the same type of development, but the scale has been reduced by 106 sq. metres. The revised floor area of the bar, lounge, and lounge restaurant is stated to be 293.05 sq. metres *in total*.

The Development Plan car parking requirement for this use is 2 spaces per 8 sq. metres. This would require 73 car parking spaces on site. A total of 80 spaces are shown. (A video shop (closed at present) would require 1.5 spaces.)

There are a number of other uses related to this site, as the above history shows, the applicant supplies the following facts with regard to them:

- the cars belonging to the residence are parked in the service yard for security reasons and are therefore excluded from the above calculation,

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2024

Page No: 0003

Location: The Firhouse Inn, Firhouse Road

- the meeting room is never used at peak times, the applicant would be happy with a condition which banned the use of the meeting room after 10pm on Thursday, Friday, Saturday and Sunday,

- the Firhouse Stores is a day-time use and therefore, the Car Parking for this building overlaps with the public house.

It would appear that the total of 80 spaces would be adequate.

A report on file from Roads Department indicates that if permission is being granted for this development the car park layout should be agreed with Roads Engineers to provide for a one way system through the car park with access between Firhouse Stores and Firhouse Inn, and egress north of the Inn, and that a financial contribution of £11,000 be paid.

I understand that Roads Engineers require egress at Mount Carmel Park partly to facilitate circulation, but also to allow cars to park in this area when the car park is full. As there is already a problem of cars from the Firhouse Inn parking on public open space and conflicting with the residential amenity of these cottages, this is unacceptable from a planning viewpoint.

It has been argued that any proposed extension to the Firhouse Inn should have adequate on site car parking and that the access point to Mount Carmel Road should be blocked up in order to help separate the commercial development from the houses.

This matter has been discussed with the applicant's architect, who suggests a compromise proposal of gates at the north east entrance which could be kept closed to customers, but openable for services/deliveries.

PROPOSED STRUCTURE

The external treatment of the proposed structure would include a nap-rendered plaster finish to be painted; hand painted timber signs to be lit by wall mounted lights; similar hanging signs with traditional steel or wrought iron brackets; Tegral "thr u-tone" blue/black slates.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2024

Page No: 0004

Location: The Firhouse Inn, Firhouse Road

The proposed external appearance would be a considerable improvement over the existing, although it is unfortunate that the frontage of the existing structure is not being altered at present.

The internal arrangements for the building are generally acceptable. The design for the new toilets, for both male and female, show minimum door widths - 750 mm - for wheelchair access. However, the angles of doorways through lobbies may need adjusting. In addition, there is a staircase to the first floor restaurant/lounge, which would render this public area inaccessible ^{to wheelchair}. However, I am advised by the National Rehabilitation Board that the floor area involved is lower than that for which lift shafts must be provided under the 1991 Building Regulations.

Provided that the issues raised in this report are resolved, the proposal would be acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following () conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

03 That the entire development, including internal and external doors and corridors, lobbies, toilets and access to the first floor restaurant/lounge area, shall comply with Technical Guidance Document ^{M of} the 1991 Building Regulations. Additional advice can be obtained from the National Rehabilitation Board. Applicant to provide the Planning

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2024

Page No: 0005

Location: The Firhouse Inn, Firhouse Road

Authority with drawings showing any necessary changes.

03 REASON: In the interest of the proper planning and development of the area.

04 That a financial contribution in the sum of € ^{1349.00}~~1249.00~~ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

05 That a financial contribution in the sum of money equivalent to ^{the value of £11,000} as on 1st January 1991 updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and traffic management proposals in the area serving this site.

REASON: In the interest of the proper planning and development of the area.

06 That the layout of the car park showing circulation and access/ egress onto the Firhouse Road shall be agreed with the County Council Roads Department.

06 REASON: In the interest of the proper planning and development of the area.

07 That gates of suitable design shall be fitted at the access point to the east of the site, facing Mount Carmel Park. These gates shall be closed to customers, and opened only for services/ deliveries etc. The design and finish of the gates shall be agreed with the Planning Authority prior to fitting.

07 REASON: In the interest of the proper planning and development of the area.

08 That no additional advertising signs or structures, except those which are exempted development, shall be erected without the prior approval of the Planning Authority, and full details of proposed signage to be agreed with the Planning Authority prior to construction.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2024

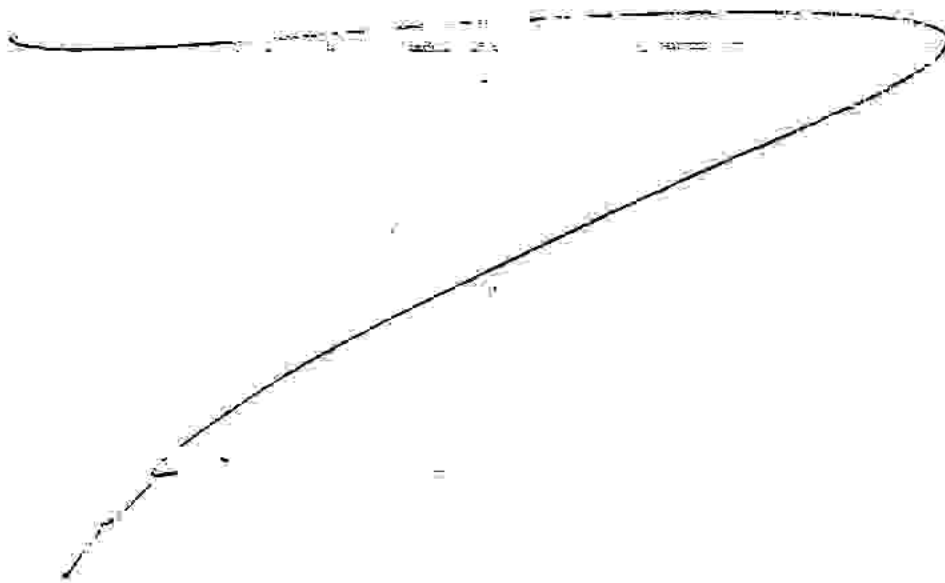
Page No: 0006


Location: The Firhouse Inn, Firhouse Road

08 REASON: In the interest of the proper planning and development of the area.

09 That the entire development shall be in accordance with the requirements of the Supervising Environmental Health Officer.

09 REASON: In the interest of the proper planning and development of the area.



Endorsed: 
for Principal Officer


for Dublin Planning Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (9) conditions set out above is hereby made.

Dated : 18th FEBRUARY 1992


ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 1991.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/2024.
DEVELOPMENT: Restaurant Ext.
LOCATION: Firhouse.
APPLICANT: Firhouse Inn.
DATE LODGED: 20.12.91.

Permission was previously refused for a larger restaurant extension (273 sq. metres) to that presently proposed (167 sq. metres). (Reg: Ref: 91A/1285).

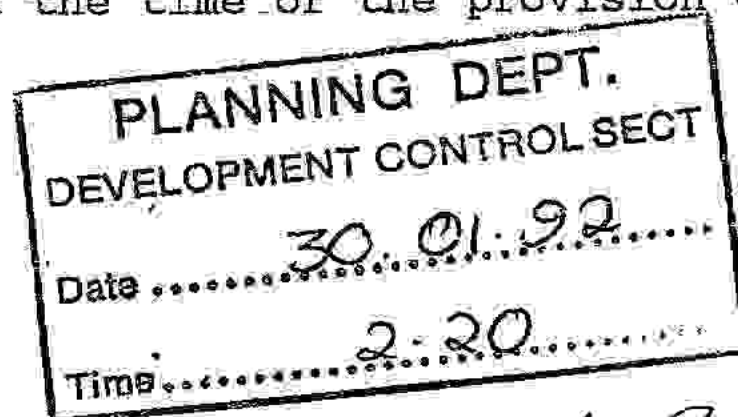
We refer to the previous Roads Reports dated 3.9.91 and 7.11.91.

If permission is being granted on this occasion it should be subject to:-

1. Car park layout to be agreed with the Roads Department to provide for a one way system through the car park with access between Firhouse stores and Firhouse Inn and egress north of the Firhouse Inn. Details of this layout to be agreed prior to commencement of development. This will include access details, egress details, markings, lighting etc.
2. A financial contribution, in the sum of money equivalent to the value of £11,000 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this site.

Note: Contribution based on provision of 5 additional car spaces and associated retaining structure plus landscaping at the time of the provision of the over pass.

GC/BMcC
29.1.92.



SIGNED: Garnett Curran
DATE: 24/1/92

ENDORSED: J.P. McK
DATE: 20/1/92



Blac 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/2024

Date : 7th January 1992

Dear Sir/Madam,

Development : Extension and alterations consisting of a) new restaurant/lounge, b) new toilets, c) conversion of stores to kitchen incorporating new pitched roof, d) new fire escape and fire doors, e) new signage

LOCATION : The Firhouse Inn, Firhouse Road

Applicant : Mr. & Mrs. H. Morton

App. Type : PERMISSION

Date Recd : 20th December 1991

Your application in relation to the above was submitted with a fee of 292.25 .

On examination of the plans submitted it would appear that the appropriate amount should be 622.25 .

I should be obliged if you would submit the balance of 330.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

.....
for PRINCIPAL OFFICER

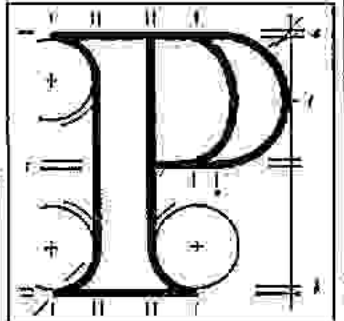
Dan Gallery Architect,
Kensington Hall,
Grove Park,
Rathmines,
Dublin 6

Our Ref: PL 6/5/88333
P.A. Ref: 91A/2024

EOH

An Bord Pleanála

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



Date: 17 AUG 1992

Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Appeal re: Extension and alterations consisting of
(a) new restaurant/lounge, (b) new toilets, (c)
conversion of stores to kitchen incorporating new
pitched roof, (d) new fire escape and fire doors,
(e) new signage at The Firhouse Inn, Firhouse Road,
County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,


Miriam Baxter.

Encl.
BP 352

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
18 AUG 1992
RECEIVED

DEVELOPMENT
18 Aug 1992
CONTROL

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/2024

APPEAL by H. Morton care of Dan Gallery of Kensington Hall, Grove Park, Rathmines, Dublin against the decision made on the 18th day of February, 1992 by the Council of the County of Dublin to grant subject to conditions a permission for development comprising extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors and (e) new signage at The Firhouse Inn, Firhouse Road, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that the intensification of use of this public house site brought about by the addition of a restaurant will not give rise to an undue increase in traffic hazard or congestion in the area and subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development will improve the appearance of the building and complement the existing use.

SECOND SCHEDULE

1. Prior to the commencement of development, a car park layout shall be submitted to and agreed with the planning authority, which shall provide for access/egress between Firhouse Stores and Firhouse Inn and egress only to the east (Mount Carmel Park), and to include egress details, markings, lighting and landscaping.

Reason: In the interest of traffic management.

Don

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/2024

Your Ref.: PL6/5/88333

27 July 1992

Re: Proposed extension and alterations consisting of a) new restaurant/lounge, b) new toilets, c) conversion of stores to kitchen incorporating new pitched roof, d) new fire escape and fire doors, 3) new signage at The Firhouse Inn, Firhouse Road for Mr. & Mrs. H. Morton.

Dear Sir/Madam,

I refer to your letter dated 3rd July, 1992, enclosing correspondence with regard to the above appeal.

The Planning Authority's comments are as follows:-

Condition No. 4: The financial contribution required by Condition no. 4 in the sum of £1,349. is assessed at the rate of £750. per 1000 sq.ft. of the proposal (additional floor area only). The rate is applicable to all such proposals in the Councils administration area. The area of the proposal is measured by the Council at 1798 sq.ft.

Condition No. 5: I enclose herewith, copy of report from Roads Department, Dublin County Council, dated 21st July, 1992.

Yours faithfully,


for Principal Officer.

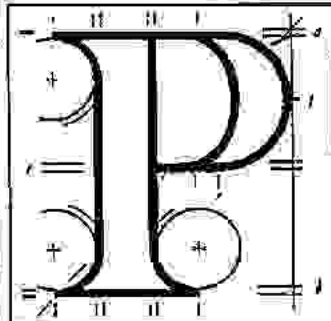
Our Ref: PL 6/5/88333
P.A. Reg. Ref: 91A/2024

20/1

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
06 JUL 1992
RECEIVED

The Secretary,
Planning Department,
Dublin County Council,
Block 2,
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 3rd July 1992

Appeal re: Extension and alterations consisting of (a) new restaurant/lounge, (b) toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors, (e) new signage at The Firhouse Inn, Firhouse Road, Co Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

Please quote the above appeal reference number in any further correspondence.

Yours sincerely,

Marie Kennedy

BP 553A

DEVELOPMENT
- 8 JUL 1992
CONTROL

KENSINGTON HALL,
GROVE PARK, RATHMINES,
DUBLIN 6.

TEL: 01-961215
01-961219
FAX: 01-973335

DAN GALLERY, B. Arch., MRIAI, RIBA.

An Bord Pleanála,
Floor 3, Blocks 6 + 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



1st July, 1992.

Re: Proposed Development at the Firhouse Inn, Firhouse Road, Co. Dublin.

Your ref: PL 6/5/88 333

P.A. Reg. Ref: 91A/2024

Appeal against certain conditions

Dear Sirs,

Further to recent correspondence, we have consulted with our client Mr. and Mrs. H. Morton and wish to make the following additional observations on their behalf:-

- a) With reference to the letter dated 27/5/92 from the Sanitary Services Department to the Planning Department, our client has considered the contents of this letter and indeed well remembers the various improvements to the sewerage system down through the years. In the circumstances our appeal against this particular condition (No.4) is withdrawn.
- b) With reference to the letter dated 27/4/92 from the Roads Department to the Planning Department we wish to comment as follows:-
 - i) As stated on drawing no. F44/07 the proposed new access road to serve Mount Carmel Park is required as a result of the Southern Cross motorway and is as proposed by Dublin County Council not by the applicant. This new access to Mount Carmel Park together with the embankment to support the raising of the Firhouse Road to pass over the new motorway is required due to the motorway proposal and will have to be implemented even if no development ever takes place at the Firhouse Inn. To be levied with a sum of £7500 for road works which are totally unrelated to our development and which have to happen regardless of our development seems grossly unfair.

VAT NO: 4879824 N

ii) It should be borne in mind also that the building of the motorway will sever the existing link between the Firhouse Bridge and the Firhouse Road which will in our view damage the Firhouse Inn by virtue of the fact that access will be more tortuous; to be asked to contribute financially to this state of affairs is in our view bizarre.

iii) The five car parking spaces are shown on drawing No. F44/07 as a result of discussions with the Roads Department prior to lodgement. It was felt at the time that some on street parking would inevitably occur at peak times and that providing a lay-by would be advantageous in view of the new access road that would have to be built in any event for the reasons stated above. These spaces do not form part of the required number of car parking spaces which are all contained within the curtilage of the site (with 5 no. spaces to spare).

(iv) The question must be asked what guarantee would the applicant have that the County Council would provide these spaces as part of the access to Mount Carmel Park and if they were provided what guarantee would the applicant have that these spaces would be for the exclusive use of his customers.

v) These spaces (outside the site) are very much in the category of optional extras and should not in our view carry a levy. Even if the principle of a levy is conceded £700.00 per space is in our view exorbitant. In the context of the overall costs of the new access to Mount Carmel Park the provision of two small lay-bys must be very minimal.

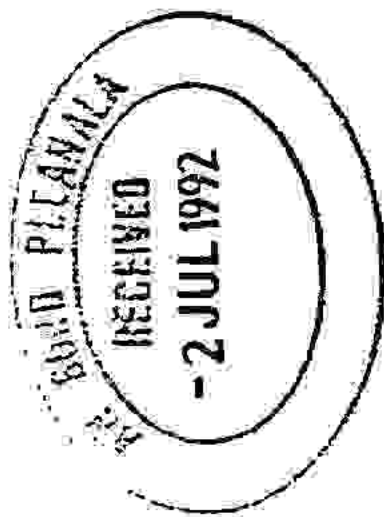
vi) In summary we believe the entire contribution is unfair in principle. Unlike a new road which gives access to a previously landlocked site and therefore permits development these roadworks do not serve the Firhouse Inn but are required as a result of the proposed motorway and serve Mount Carmel Park.

c) We wish to restate in the strongest possible terms our objection to condition no. 7.

i) it is incontrovertible in our view that the psychology of a driver approaching a cul-de-sac car park is to avoid being caught at the end of the cul-de-sac; the driver will therefore park out on the street rather than risk being fouled up in a cul-de-sac car park. This is surely undesirable.

ii) As stated previously the favoured option of the Roads Department in discussion was for a one way traffic system through the Car park.

iii) It is worth noting that the applicant has recently installed rumble strips in the car park which slows down the speed of traffic through the car park.



iv) A detailed examination of the site will confirm that the head lights of a car emerging from the existing exit from the car park will not shine into any house but rather across the corner of the front garden.

v) Regarding noise it is our view that the noise of cars manouvering in the car park as a cul-de-sac is no improvement on the present situation.

We confirm that this letter constitutes our final submission unless fresh documentation is circulated to us by the Board.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Gallery', written over a horizontal line. The signature is stylized and extends to the right.

Dan Gallery.



An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/2024

Your Ref.: PL6/5/88333

9 June 1992

Re: Proposed extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escapes and fire doors, (e) other ancillary space, (f) new signage at The Firhouse Inn, Firhouse Road, for Mr. & Mrs. H. Morton.

Dear Sir/Madam,

I refer to your letter dated 26th March, 1992, enclosing correspondence with regard to the above appeal.

In this regard, I enclose herewith, copy of report from Sanitary Services Department, Dublin County Council, dated 27th May, 1992 and report from Roads Department dated 27th April, 1992.

Yours faithfully,



for Principal Officer.

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/2024

Your Ref.: PL6/5/88333

1 May 1992

Re: Proposed extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fires escape and fire doors, (e) new signage at The Firhouse Inn, Firhouse Road for Mr. & Mrs. H. Morton.

Dear Sir/Madam,

I refer to your letter dated 26th March, 1992, enclosing correspondence with regard to the above appeal.

In this regard, I enclose herewith, copy of report from E. Madden, Engineering Department, Roads Department, Dublin County Council, dated 27th April, 1992.

Yours faithfully,



for Principal Officer.

Tel.: 724755
Ext. 258/269

Planning Department,
Irish Life Centre,
11, Abbey Street,
Dublin 1.

Your Ref.: PLS/5/

Our Ref.: PLS/5/

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
11, Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: For the alteration of the zoning of the land at 11, Abbey Street, Dublin 1, from Residential (R1) to Residential (R2).
The applicant is Mr. J. M. O'Connell, 11, Abbey Street, Dublin 1.
The proposed alteration is in accordance with the provisions of Section 22 of the Planning and Development Act, 1963.

Applicant: Mr. J. M. O'Connell

Dear Sir,

With reference to your letter dated 25/10/83 I enclose

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
 - (3) A copy of the public notice given, i.e. PLS/5/1084
 - (4) The plan(s) received from the applicant on 25/10/83
 - (6) & (7) A certified copy of Manager's Order 25/10/83
- DATED, 25/10/83 together with technical reports in connection with the application.
- (8) Reference to file.

Yours faithfully,

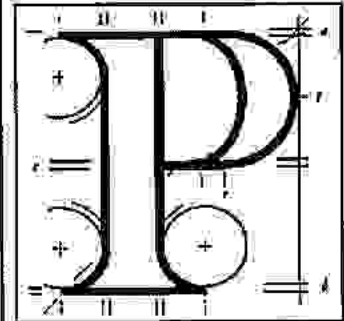
R. J. O'Connell
for Principal Officer.
Encls.

Our Ref: PL 6/5/88333
Your Ref: 91A/2024

EST.

The Secretary,
Dublin County Council,
Planning Department,
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

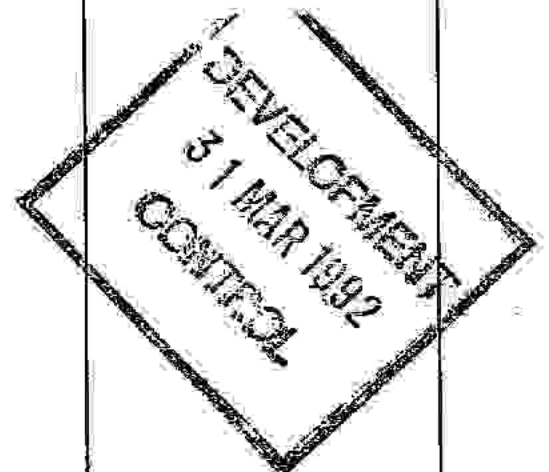
Date: 26th March, 1992.

Planning authority decision re: Extension and alterations consisting of (a) new restaurant/lounge, (b) toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors (e) new signage at the Firhouse Inn, Firhouse Road, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1983, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.



OBS
Rd. Ser.
SAN. SER.



Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

The Board notes that the above appeal relates (inter alia) to (a) contribution condition(s). In this regard, and in order to facilitate the Board in its consideration of the appeal, I am to request you to forward the following information (as appropriate) in relation to the condition(s) proposed to be imposed:-

- (1) The approach to and the basis for the calculation of the contribution(s).
- (2) In the case of a parking contribution - the location of parking spaces which would facilitate the proposed development together with an indication as to when they were, or will be, provided.
- (3) In the case of change of use - what allowance, if any, has been made in the calculation of the contribution(s) to allow for the demand for services or parking under the previous use.
- (4) Any other relevant comments or information.

Please quote the above appeal reference number in any further correspondence.

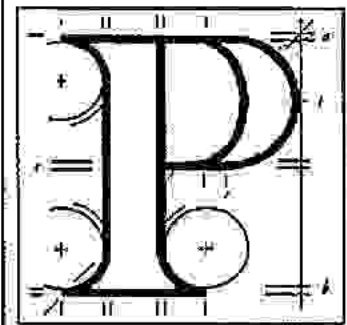
Yours faithfully,


Angela Bermingham.

Encl.

BP 006

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

DAN GALLERY

ARCHITECTS

KENSINGTON HALL,
GROVE PARK, RATHMINES,
DUBLIN 6.

TEL: 01-961215
01-961219
FAX: 01-973335

DAN GALLERY, B. Arch., MRIAI, RIBA.

An Bord Pleanála
Blocks 6 and 7
Irish Life Centre
Lower Abbey Street
DUBLIN 1

18th March 1992

RE: Proposed extension and alterations consisting of
(a) New restaurant/lounge, (b) New toilets
(c) conversion of stores to kitchen incorporating new
pitched roof, (d) new fire escape and fire doors,
(e) new signage at The Firhouse Inn, Firhouse Road.
for Mr. and Mrs. H. Morton
Reg. Reference No: 91A/2024 Dublin County Council

Dear Sirs,

We wish to appeal on behalf of the Applicants Mr. and Mrs. H. Morton against Conditions Nos. 4, 5 and 7 of the above Decision to Grant Permission issued by Dublin County Council on the 18th February 1992.

A brief summary of our grounds of appeal are as follows:

- (i) The financial contributions demanded by Conditions 4 and 5 are, in our opinion, exorbitant having regard to the scale of the proposed development.
- (ii) The erection of gates across the access point to the East of the site as demanded by Condition 7 would in our opinion create a cul-de-sac in the existing car park thereby making the car park far less attractive to customers who would park on the adjoining roads rather than risk being caught up in traffic chaos in the far end of the car park which is out of view.

It is worth noting that in discussions with the Roads Department prior to this application their favoured option was for a one way traffic system through the car park which would obviously be impossible to implement if gates were erected as conditioned.

We confirm that this Decision was received by Registered Post on the 19th February 1992 (copy of Decision together with Registered envelope enclosed). We also enclose a cheque for £200.00 to cover the fee.

We will make a more detailed submission of our grounds shortly.

Yours faithfully,


DAN GALLERY

VAT NO: 4879824 N

AN BORD PLEANALA	
Received	15/3/92 by <i>Hand</i>
Fee:	£200.00
Receipt No:	B27393

DUBLIN COUNTY COUNCIL

T 24755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

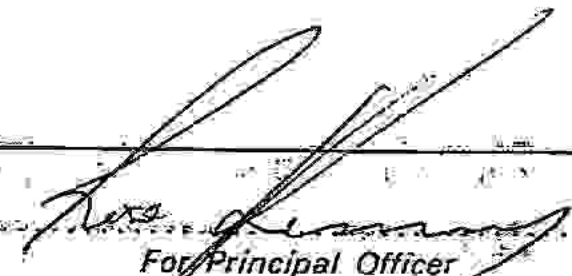
To Dan Gallery, Architect. Decision Order P/738/92 - 18.02.1992
Kensington Hall, Grove Park, Number and Date 91A/2024
Rathmines, Register Reference No.
Dublin 6. Planning Control No. 20.12.1991
Application Received on
Applicant Mr. & Mrs. H. Morton.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for extension and alterations consisting of (a) new restaurant/lounge, (b) new toilets, (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors, (e) new signage at The Firhouse Inn, Firhouse Road.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the entire development, including internal and external doors and corridors, lobbies, toilets and access to the first floor restaurant/lounge area, shall comply with Technical Guidance Document of the 1991 Building Regulations. Additional advice can be obtained from the National Rehabilitation Board. Applicant to provide the Planning Authority with drawings showing the necessary changes.	3. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council


For Principal Officer

18th February, 1992

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>4. That a financial contribution in the sum of £1349.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.</p>	<p>4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p>
<p>5. That a financial contribution in the sum of money equivalent to the value of £11,000 as on 1st January, 1991 updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to be value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and traffic management proposals in the area serving this site.</p>	<p>5. In the interest of the proper planning and development of the area.</p>
<p>6. That the layout of the car park showing circulation and access/egress onto the Firhouse Road shall be agreed with the County Council Roads Department.</p>	<p>6. In the interest of the proper planning and development of the area.</p>
<p>7. That gates of suitable design shall be fitted at the access point to the east of the site, facing Mount Carmel Park. These gates shall be closed to customers, and opened only for services/deliveries etc. The design and finish of the gates shall be agreed with the Planning Authority prior to fitting.</p>	<p>7. In the interest of the proper planning and development of the area.</p>

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

DUBLIN COUNTY COUNCIL

24755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/~~Approval~~

Local Government (Planning and Development) Acts, 1963-1983

To Dan Gallery, Architect.
Kensington Hall, Grove Park,
Rathmines,
Dublin 6.

Decision Order P/738/92 - 18.02.1992
Number and Date
Register Reference No. 91A/2024
Planning Control No.
Application Received on 20.12.1991

Applicant Mr. & Mrs. H. Morton.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Approval~~ for:-
extension and alterations consisting of (a) new restaurant/lounge; (b) new toilets; (c) conversion of stores to kitchen incorporating new pitched roof, (d) new fire escape and fire doors; (e) new signage at The Firhouse Inn, Firhouse Road.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
8. That no additional advertising signs or structures, except those which are exempted development, shall be erected without the prior approval of the Planning Authority, and full details of proposed signage to be agreed with the Planning Authority prior to construction.	8. In the interest of the proper planning and development of the area.
9. That the entire development shall be in accordance with the requirements of the Supervising Environmental Health Officer.	9. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

Rose Perry
For Principal Officer

Date 18/2/92

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>[Faint, illegible text in the left column, likely representing conditions for a development.]</p>	<p>[Faint, illegible text in the right column, likely representing reasons for the conditions.]</p>

NOTE:

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:— An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

RECEIPT CODE

- PAID BY
- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

of this receipt is not an
indorsement that the fee
incurred is the prescribed application
fee. N° 57685

€ 300.00

Received this 6th day of February 1972
from The Fishers Inn

The sum of Three hundred & thirty Pounds
fee on 92A/2024 Pence, being 00

Madeline Deane Cashier

S. CAREY Class U
Principal Officer

DAN GALLERY

ARCHITECTS

KENSINGTON HALL,
GROVE PARK, RATHMINES,
DUBLIN 6.

To Dublin C.C.
Planning Dept.

TEL: 01-961215
01-961219
FAX: 01-973335

DAN GALLERY, B. Arch., MRIAI, RIBA.

Reg Ref 91A/2024

ref. your letter dated 1/1/92 (copy enclosed)

I enclose clients cheque for £330

to cover additional fee.

WITH COMPLIMENTS

5/2/92

COPY



Bloc 2, Ionad Bheatha na nEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/2024

Date : 7th January 1992

Dear Sir/Madam,

Development : Extension and alterations consisting of a) new restaurant/lounge, b) new toilets, c) conversion of stores to kitchen incorporating new pitched roof, d) new fire escape and fire doors, e) new signage

LOCATION : The Firhouse Inn, Firhouse Road

Applicant : Mr. & Mrs. H. Morton

App. Type : PERMISSION

Date Recd : 20th December 1991

Your application in relation to the above was submitted with a fee of 292.25 .

On examination of the plans submitted it would appear that the appropriate amount should be 622.25 .

I should be obliged if you would submit the balance of 330.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

*cheque for 330 (clear cheque)
inclosed
D. 5/2/92*

Yours faithfully,

[Signature]

FOR PRINCIPAL OFFICER

Dan Gallery Architect,
Kensington Hall,
Grove Park,
Rathmines,
Dublin 6

06 FEB 92

COPY

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/2024

Date : 20th December 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Extension and alterations consisting of a) new restaurant/lounge, b) new toilets, c) conversion of stores to kitchen incorporating new pitched roof, d) new fire escape and fire doors, e) new signage

LOCATION : The Firhouse Inn, Firhouse Road

APPLICANT : Mr. & Mrs. H. Morton

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 20th December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Dan Gallery Architect,
Kensington Hall,
Grove Park,
Rathmines,
Dublin 6



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building THE FIRHOUSE INN
(If none, give description sufficient to identify) FIRHOUSE ROAD DUBLIN 24

3. Name of applicant (Principal not Agent) MR + MRS H. MORTON

Address FIRHOUSE INN FIRHOUSE RD. DUBLIN 24 Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings DAN GALLERY - ARCHITECT RATHMINES DUBLIN 6
KENSINGTON HALL, GROVE PARK Tel. No 961215

5. Name and address to which notifications should be sent DAN GALLERY - ARCHITECT
KENSINGTON HALL GROVE PARK RATHMINES DUBLIN 6

6. Brief description of proposed development EXTENSION & ALTERATIONS TO PROVIDE LOUNGE/RESTAURANT

7. Method of drainage PUBLIC SEWER B. Source of Water Supply MAINS

8. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor PUBLIC HOUSE & RESIDENCE
or use when last used.

Grind Press
(b) Proposed use of each floor RESTAURANT/LOUNGE, EX LOUNGE, EX BAR, EX RESIDENCE

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No.

11.(a) Area of Site 3075 Sq. m.

(b) Floor area of proposed development 167 Sq. m.

(c) Floor area of buildings proposed to be retained within site 292.25 Sq. m. 20/12

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREEHOLD

13.Are you now applying also for an approval under the Building Bye Laws?
Yes No Place in appropriate box. N 54168

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

AS FAR AS POSSIBLE BUILDING REGS HAVE BEEN TAKEN ACCOUNT OF

15. CO. DUBLIN Permission is sought for an extension and alterations consisting of (a) New Restaurant/Lounge, (b) New Toilets, (c) Conversion of stores to kitchen incorporating new pitched roof, (d) New Fire escape and fire doors, (e) New Signage at The Firhouse Inn, Firhouse Road, for Mr. & Mrs. H Morton
DRG NR F14/01A, OR F14/01-09 INCL, 488/51
OUTLINE SPEC. LETTER, PAGE FROM "IRISH PRESS" CHECKME

16.Gross floor space of proposed development (See back) 167 Sq. m.

No of dwellings proposed (if any) _____ Class(es) of Development H

Fee Payable £ 292.25 Basis of Calculation 167m² x £1.75

If a reduced fee is tendered details of previous relevant payment should be given
REFUND WILL BE CLAIMED: PREVIOUS APPU. REG NR 91A/1285

Signature of Applicant (or his Agent) [Signature] Date 19/12/91

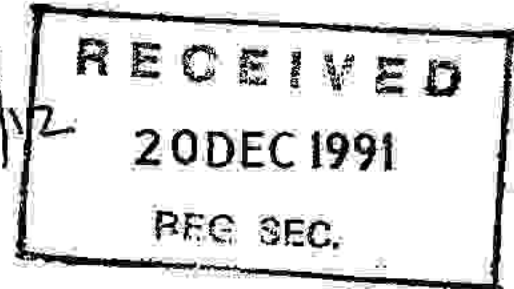
Application Type P FOR OFFICE USE ONLY

Register Reference 91A/2024

Amount Received £ 2.48.4

Receipt No 22-9

Date _____



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum.
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes.	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRÉ CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

ISSUE of this receipt is not an
acknowledgement that the sum
tendered is the prescribed application
fee. N° 54168

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£ 292.25

Received this 20th day of December 1991

from The Fichouse Inn
Fichouse Rd.

D.24

the sum of 400 hundred and ninety two Pounds

Twenty five Pence, being for the
planning application at Fichouse Rd.

Michael Deane Cashier

S. CAREY
Principal Officer *10/12/91*

DAN GALLERY

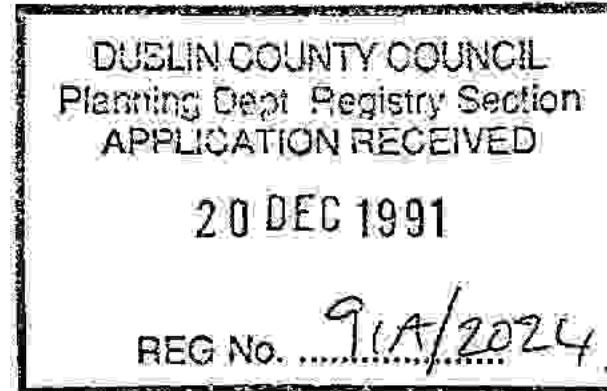
ARCHITECTS

KENSINGTON HALL, GROVE PARK
RATHMINES, DUBLIN 6.

01 - 961215 / 961219
FAX: 01 - 973335

DAN GALLERY, B.ARCH, MR.IAI, RIBA.

Dublin County Council
Planning Department
Block 2, Irish Life Centre
Lr Abbey Street
Dublin 1.



18th December, 1991

Re: **Proposed extension and alteration to
The Firhouse Inn for Mr & Mrs H Morton**

Dear Sirs,

We wish to apply on behalf of our clients Mr & Mrs H. Morton for Planning Permission for the above development.

The background to this application is as follows:-

- 1) This proposal is a scaled down version of the proposal which was refused Planning Permission on 11th December, 1991 Reg. Ref. 91A/1285.
- 2) The three reasons for refusal were all concerned with traffic. Our view of which are:
 - a) Reason 1 states that the existing road network is deficient. This in our view is an astonishing statement. To any reasonable observer the Firhouse Road is a first class road from Templeogue Bridge to Oldbawn Road. The new Bridge over the River Dodder links to the Western Parkway Motorway and to the Tallaght By-Pass - a dual carriageway. It is hard to fathom how such a road network could be described as deficient.
 - b) Reason 2 & 3 refer to inadequate Car Parking. We feel that the reduced scale of this current proposal overcomes the difficulties regarding Car Parking.

The Car Parking requirements of the revised proposal are:-

- Revised floor area Bar, Lounge and Lounge/Restaurant as now proposed	293.05M ²
- 293.04 ÷ 4	73.26cars
- Former Video Store	1.5cars
Total required	74.76cars
- The area of the former Video Shop (now vacant) has a pre '63 retail use which the applicant wishes to retain hence its inclusion in the above calculation.	

- The cars belonging to the residence are parked in the service yard for security reasons and are therefore excluded from the above calculation.
- The meeting room is never used at peak times, the applicant would be happy with a condition which banned the use of the meeting room after 10pm on Thursday, Friday, Saturday and Sunday.
- The Firhouse Stores is a day-time use and therefore, the Car Parking for this building overlaps with the public house.
- As can be seen from the 1:200 site plan we can accommodate 80 spaces of 2.4m x 4.8m. It should be noted that the area in front of the Firhouse Stores is private property and forms part of the site.

3) The feasibility of closing off the service entrance to the Car Park has been considered. It is our view that this would be very undesirable as it would create a cul-de-sac in the Car Park and make it less attractive for customers. It would also increase the risk of accidents involving delivery trucks having to traverse the entire Car Park.

4) We would like to re-iterate the points previously made namely:-

a) The rationale behind this proposed development is to meet the challenge of the changing circumstances brought on by the proposed Southern Cross Motorway and the changing social patterns away from drink/driving towards public houses that serve a full range of meals.

It is very important that the development be completed as soon as possible so that the new trading pattern is well established prior to the completion of the Southern Cross Motorway.

b) The proposal also presents a more attractive facade to the proposed Motorway and Firhouse Road Flyover.

c) This proposal conforms to paragraph 3.1.7 of the 1983 Development Plan.

d) The new toilets are replacing existing toilets which (especially in the case of the ladies) are inadequate. The revised location of toilets is more suitable for wheelchair bound customers which is in accordance with a recent Ministerial speech calling for greater awareness of the need of the disabled.

e) The kitchen is being provided by converting existing stores. A pitched roof is being provided to this area to enable it to blend visually with the rest of the building as viewed from the future motorway and the Firhouse Flyover.

We enclose application form drawings page from Irish Press with advertisement together with cheque to cover Planning fee. In view of the protracted history of this proposal we would very much appreciate it if this application could be processed as expeditiously as possible.

Yours faithfully,


Dan Gallery

OUTLINE SPECIFICATION

of

WORK TO BE DONE

and

MATERIALS TO BE USED

in

EXTENSION AND ALTERATIONS

at

THE FIRHOUSE INN
FIRHOUSE ROAD
DUBLIN 24

for

MR & MRS H MORTON

DAN GALLERY ARCHITECT

Kensington Hall

Grove Park

Rathmines Dublin 6

P. H. MCCARTHY SON & PARTNERS
CONSULTING ENGINEERS
ROSEMOUNT HALL
DUNDRUM ROAD
DUBLIN 14

TELEPHONE: 989377



1 FOUNDATIONS

- 1.1 All foundations are subject to site conditions and may be varied as works proceed.
- 1.2 All foundations are subject to the approval of the Local Authority. No bases are to be cast without notifying the Local Authority and the Engineer. The Engineer may require to inspect the formation of any base prior to blinding or concrete work.
- 1.3 Following approval of the founding surface the excavation shall be bottomed out as necessary and foundation cast immediately or blinded immediately with 50mm Grade C7.5.

2 CONCRETE

- 2.1 All concrete shall be Grade C35 or prescribed mix.
- 2.2 Lean mix concrete shall be Grade C7.5.
- 2.3 Ready mixed concrete may be used provided that it shall be produced at an approved depot. All constituents for each mix shall be added at the manufacturer's depot. No extra water or other material shall be added after the concrete has left the depot.
- 2.4 Calcium chloride or admixtures containing calcium chloride will not be permitted.
- 2.5 Acceptable safe load tables must be provided by the supplier of any concrete lintols.
- 2.6 All reinforcement marked 'T' shall be high yield, high bond bars complying with BS 4449 or BS 4461; reinforcement marked 'R' shall be mild steel complying with BS 4449.
- 2.7 Reinforcement fabric shall comply with BS 4483.
- 2.8 All reinforced concrete shall be well vibrated in its formwork using mechanical poker vibrators of appropriate type.
- 2.9 All materials and workmanship shall comply with BS 8110.
- 2.10 Approval must be obtained for the position of any construction joint required by the Contractor and for the methods of forming and preparing the joints before the work starts on site.
- 2.11 When directed all tests on wet or hardened concrete shall be carried out in accordance with BS 1881.

3 STRUCTURAL STEELWORK

- 3.1 All structural steel shall be grade 43A (SHS Grade 43C) unless otherwise noted.
- 3.2 The structural steelwork supplier shall take all site dimensions necessary, produce shop fabrication drawings and submit them to the Engineer for his inspection. No fabrication to be carried out without the Engineer's agreement. Unless otherwise shown on the drawings the contractor shall be responsible for the design of the connections to satisfy the loads shown on the drawings or calculable from the information given.

- 3.3 All welding shall be carried out by appropriately certificated welders.
- 3.4 All bolts shall be Grade 4.6 black bolts unless noted otherwise.
- 3.5 All beams with end cast into concrete shall be supplied with 2 N^o. 50 x 50 4 r.s.a. end cleats welded to their webs.
- 3.6 All structural steelwork shall be cleaned of all rust, millscale, grease, etc.
- 3.7 Unless noted otherwise, all structural steelwork, including bolts and connections, except that which is to be cased in concrete, shall be painted with 2 coats zinc phosphate primer or similar approved.
- 3.8 All materials and workmanship shall comply with BS 449 or BS 5950.

4 BRICKWORK

- 4.1 Nominal mortar mixes by volume are appropriate for sand graded to BS 1200.
- 4.2 Blocks
5.0 N/mm² bricks in 1: 1: 6 or BS 5628
- 4.3 The laying of single frog units frog down shall not be permitted in load bearing walling. Double frogged units shall be laid with the larger frog uppermost.
- 4.4 All materials and workmanship shall comply with BS 5628 Parts 1 and 3.
- 4.5 Wall ties to be double triangle stainless steel type at max 450 vertical and 900 horizontal centres. Provide additional ties at 225 vertical centres either side of openings.

5 TIMBER

- 5.1 All timber except when noted otherwise shall be min. SC3, service m/c not exceeding 18%. On erection the moisture content shall be within 3% of the service m/c.
- 5.2 All roof timbers shall be treated with organic solvent by double vacuum process.
- 5.3 All timber in contact with masonry external walls shall be treated as in 5.2.
- 5.4 Joists hangers built into new blockwork shall be cavity wall type hangers. All joists hangers shall be to BS 6178 Part 1.
- 5.5 All double joists shall be bolted together with 12mm diameter bolts at 450 centres staggered top and bottom.
- 5.6 All materials and workmanship to comply with BS 5268 Parts 2 and 3.

6 FLOORS

See drawings.

7 EXTERNAL & INTERNAL WALLS

See drawings.

8 WINDOWS

Hardwood double glazed with "Sadolins" or similar finish.

9 DOORS

Internal doors to be solid core flush doors or panelled. Fire doors where indicated on drawings.

10 DAMP PROOF COURSES

Provide damp proof courses of approved type in the following locations:

- (a) In all rising walls 150mm above ground level.
- (b) Under ground floor slab.
- (c) Under and turned up at ends and back of window sills.
- (d) Stepped outwards over lintels in cavity walls.
- (e) At jambs of all opes in cavity walls.
- (f) Under all copings.

11 ROOF

See drawings.

12 PAINTING WOODWORK

Woodwork generally primed and finished with two undercoats and one finish coat oil paint. Hardwood finished with "Sadolins" or similar.

13 WALL AND CEILING FINISHES

Generally three coats of emulsion paint or anaglypta paper.

14 EXTERNAL WALL FINISH

Existing and new plasterwork finishes to a map finish and painted "Dulux Weathershield" or similar.

15 SANITARY FITTINGS

Vitreous china wash hand basin and WCs.

16 PLUMBING

Generally carried out in copper, water supply from existing nearby public main. Heating to be LPHW, Radiators, Oil fired boiler, copper pipework - insulated.

Water storage to comply with Local Authority requirements.

17 DRAINAGE

Drainage system to be P.V.C. laid on a concrete bed connecting to existing public sewer.

18 ELECTRICS

Electric installation to the standards of the ESB, the IEE and the ETCI.

19 VENTILATION

Mechanical Ventilation by specialist sub-contractor to all areas.

20 CEMENT

Normal Portland Cement shall be in accordance with I.S.I. and stored under dry conditions.

21 LIME

Hydrated lime to be to I.S. 8.

22 WATER

Water shall be clean and free from harmful impurities.

23 SAND AND AGGREGATES

Fine aggregates shall be clean, sharp pit or river sand free from all impurities and in accordance with I.S.5. Coarse aggregates shall be suitably graded hard clean pit gravel or crushed stone in accordance with I.S.5. and to sizes set out below.

24 CEMENT MORTAR

Shall be 1 part cement to 3 parts sand.

25 LIME MORTAR

Shall be 1 part hydrated lime to 6 parts sand.

26 GAUGED MORTAR

Shall be 10 parts lime mortar mixed with 1 part cement just before use.

27 STRONG GAUGED MORTAR

Shall be 5 parts lime mortar mixed with 1 part cement immediately before use.

28 ADDITIVES

Plasticisers, waterproofers, sealers and bonding agents, if used, shall be used in accordance with manufacturer's instructions.